

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-114</u></a>	<a href="#"><u>GERARDO DIAZ</u></a>
<a href="#"><u>02-324</u></a>	<a href="#"><u>PASOS DEL RIO, INC.</u></a>
<a href="#"><u>03-078</u></a>	<a href="#"><u>OSCAR &amp; MARIA VILLEGAS</u></a>
<a href="#"><u>03-150</u></a>	<a href="#"><u>FRV DEVELOPMENT</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/25/03 TO THIS DATE:

HEARING NO. 03-2-CZ14-3 (02-324)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: PASOS DEL RIO, INC.

- (1) Applicant is requesting approval to permit 4 lots with areas as follows: Parcel "A" for 2.03 gross acres; Parcel "B" for 1.37 gross acres; Parcel "C" for 2.64 gross acres and Parcel "D" for 2.65 gross acres. (The underlying zoning district regulations require 5 acres each).
- (2) Applicant is requesting approval to permit 3 lots with frontages as follows: Parcel "B" for 162.5', Parcel "C" for 168.5' and Parcel "D" for 168.5'. (The underlying zoning district regulations require 200' frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.69 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 03-7-CZ14-1 (02-114)

7-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: GERARDO DIAZ

RU-1 to RU-3

SUBJECT PROPERTY: The north 235' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 53 and the south 132' of the north 367' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 53.

LOCATION: 16520 S.W. 296 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.57 Gross Acres

RU-1 (Single Family Residential)

RU-3 (Four Unit Apartment)

HEARING NO. 03-7-CZ14-2 (03-78)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: OSCAR & MARIA VILLEGAS

EU-M to RU-1

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

RU-1 (Single Family Residential)

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

AU to RU-3M

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/acre)